

**BY-LAW NUMBER 13-2014**

**OF**

**THE REGIONAL MUNICIPALITY OF DURHAM**

being a by-law to establish tax ratios for 2014 and to specify the percentage by which tax rates are to be reduced for prescribed property subclasses.

WHEREAS an upper-tier municipality is required pursuant to section 308(5) of the *Municipal Act, 2001*, S.O., c.25 as amended ("*Municipal Act, 2001*"), to establish tax ratios for 2014 for the Region and its lower-tier municipalities;

AND WHEREAS the tax ratios determine the relative amount of taxation to be borne by each property class;

AND WHEREAS the property classes have been prescribed by the Ministry of Finance pursuant to section 7 of the *Assessment Act*, R.S.O. 1990, c.A.31, as amended ("*Assessment Act*");

AND WHEREAS an upper-tier municipality is required pursuant to section 313(3)(a) of the *Municipal Act, 2001* to specify the percentage by which tax rates are to be reduced for the prescribed property subclasses for 2014;

AND WHEREAS the property subclasses for which tax rate reductions are to be established are in accordance with section 8 of the *Assessment Act*;

AND WHEREAS the tax rate reductions reduce the tax rates that would otherwise be levied for municipal purposes.

NOW, THEREFORE, BE IT ENACTED AND IT IS HEREBY ENACTED as a by-law of The Regional Municipality of Durham by the Council thereof as follows:

1. For the taxation year 2014, the tax ratio for property in:
  - a) the residential/farm property class is 1.0000;
  - b) the multi-residential property class is 1.8665;
  - c) the commercial property class is 1.4500;
  - d) the shopping centre property class is 1.4500;
  - e) the office building property class is 1.4500;
  - f) the industrial property class is 2.2598;
  - g) the large industrial property class is 2.2598;
  - h) the pipelines property class is 1.2294;
  - i) the farmlands property class is 0.2000; and

- j) the managed forest property class is 0.2500.
2. The tax reduction for:
- a) the vacant land and excess land subclasses in the commercial property class is 30%;
  - b) the vacant land and excess land subclasses in the industrial property class is 35%;
  - c) the excess land subclass in the shopping centre property class and the office building property class is 30%;
  - d) the excess land subclass in the large industrial property class is 35%;
  - e) the first subclass of farmland awaiting development in the residential, multi-residential, commercial and industrial property classes 25%; and
  - f) the second subclass of farmland awaiting development in the residential, multi-residential, commercial and industrial property classes is 0%.
3. For the purposes of this by-law:
- a) the commercial property class includes all parking lot property; and
  - b) the first subclass of farmland awaiting development and the second subclass of farmland awaiting development consist of land as defined in the regulations under the *Assessment Act*.
4. This by-law comes into force on the date that it is passed.

BY-LAW read and passed this 12<sup>th</sup> day of February, 2014.

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R. Anderson, Regional Chair and CEO

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D. Bowen, Regional Clerk